



*City of El Paso – City Plan Commission Staff Report*

**(Revised)**

*Revised  
Item #6*

**Case No:** SUSU14-00034 Painted Sky at Mission Ridge  
**Application Type:** Major Combination  
**CPC Hearing Date:** May 8, 2014  
**Staff Planner:** Alejandro Palma, (915) 212-1607, [palmaaj@elpasotexas.gov](mailto:palmaaj@elpasotexas.gov)  
**Location:** North of Eastlake Boulevard and East of Joe Battle Boulevard  
**Acreage:** 92.125 Acres  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A  
**Nearest Park:** Ranchos Del Sol Park (2.4 miles)  
**Nearest School:** Eastlake High School (.48 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Hunt Mission Ridge, LLC.  
**Applicant:** CSA  
**Representative:** CSA

**SURROUNDING ZONING AND LAND USE**

**North:** ETJ / Vacant  
**South:** ETJ / Vacant  
**East:** ETJ / Vacant  
**West:** ETJ / Vacant

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

**APPLICATION DESCRIPTION**

The applicant is proposing to subdivide 92.125 acres of vacant land in order to create 404 single-family lots, one 2.309 acre park and three separate pond lots totaling 12.551 acres in size. Residential lots will range from 4,714 to 15,749 square feet. Primary access to the subdivision is proposed from Paseo Del Este Boulevard. This development is vested under the subdivision code in effect prior to June 1, 2008.

The applicant is proposing the following modification(s):

- A modification to 76-foot minor arterial ROW to allow a 15-foot parkway and a 7-foot wide sidewalk abutting the proposed park. The parkway width will transition back to a 5-foot parkway and a 5-foot sidewalk past the park.

- A modification of the 110-foot major arterial ROW to reduce median width from 24-feet to 14-feet in order to allow a 10-foot hike/bike trail on both sides of the roadway.
- A local residential street with 52-feet ROW, and 34-foot pavement width.
- A modification of median width on the 56-foot ROW for a residential collector with a 14-foot wide driving lane and an 8-foot wide raised median.
- A modification of median width on the minor arterial to allow for a raised 12-foot median and provide (2) 11-foot driving lanes.
- Construction of one roundabout intersection with a 120-foot ROW within the proposed subdivision.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the alternative design as it complies with Section 19.26.040 *Alternative Subdivision Improvement Design* and **approval** of Painted Sky at Mission Ridge on a Major Combination basis subject to the following comments:

### **Planning Division Recommendation:**

**Approval.** Planning recommends approval of the plat and approval of the alternative design as the proposed design meets the intent and has the same or higher level of service or adequacy of the original required improvement, in accordance with Section 19.26.040.

1. Verify years shown on all approval statements.
2. Incorrect CPC approval statement is shown on final plat. Please revise.
3. Illustrate location of all easements.

### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Show maintenance access road location for each proposed pond.
2. Verify adjacent subdivisions and label with the latest approved developments.
3. All downstream storm-water management facilities should be in place prior to or concurrently with the development of the subject subdivision (Title 19.01.010).
4. A portion of pond at the N.E. Lot 2 is shown extending beyond subdivision boundary limits.
5. Verify that proposed drainage infrastructure is in line with the latest City approved subdivision improvement plans.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

### **General**

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities –

Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

**911**

The El Paso County 911 District requests that lots 17, 28, 29 in Section 15 be changed to even number addressing.

**Parks and Recreation Department**

We have reviewed Painted Sky at Mission Ridge, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **404** lots and includes a **2.31** acre "Park" site.

Per City standards a total of 4.04 acres of "Parkland" would have been required, however.

This subdivision is excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

**Section 19.20.020 - Dedication Required**

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

**El Paso Department of Transportation**

No comments received.

**Sun Metro**

No comments received.

**El Paso Fire Department**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

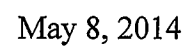
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

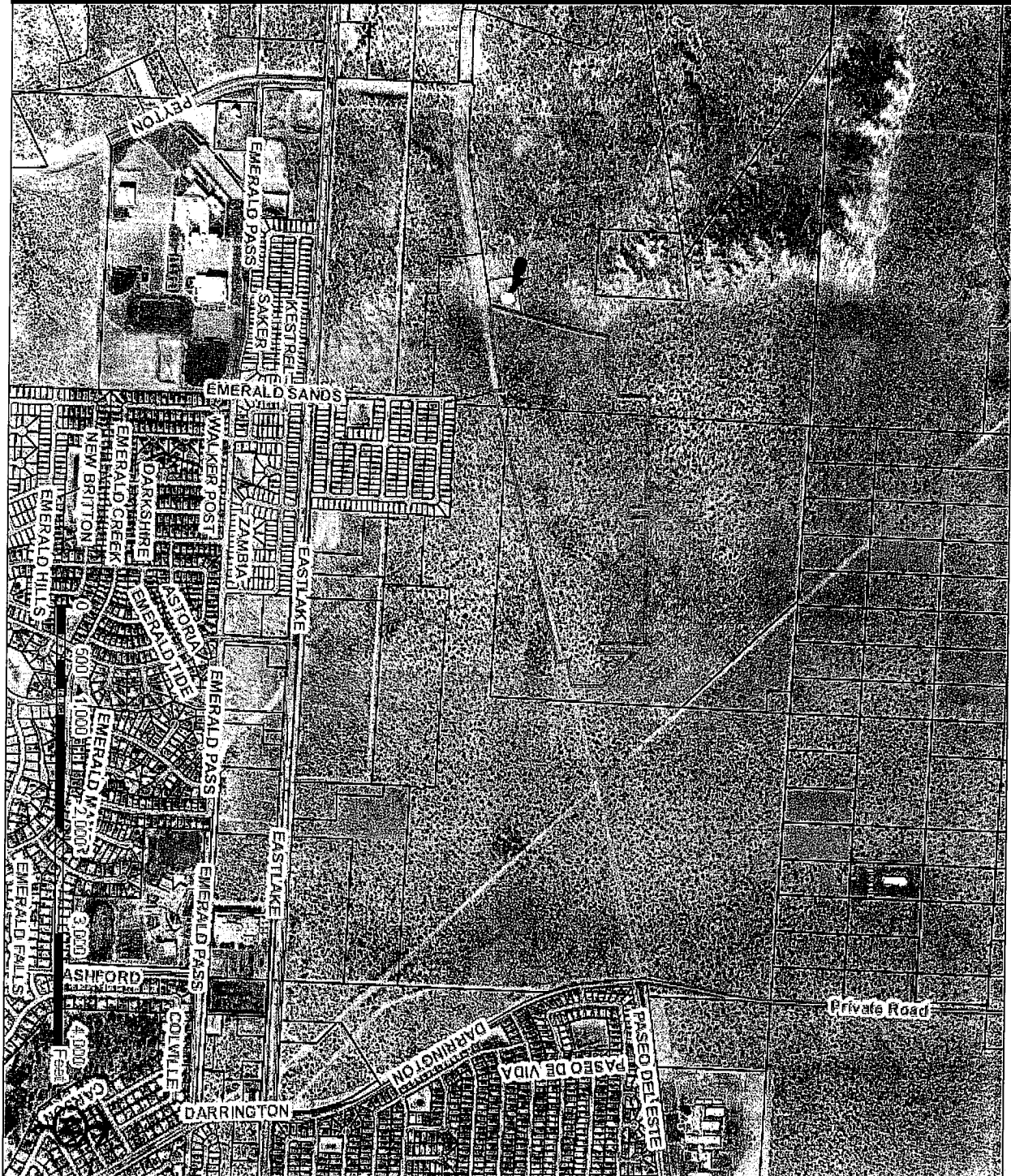
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification request
6. Application

# Painted Sky at Mission Ridge

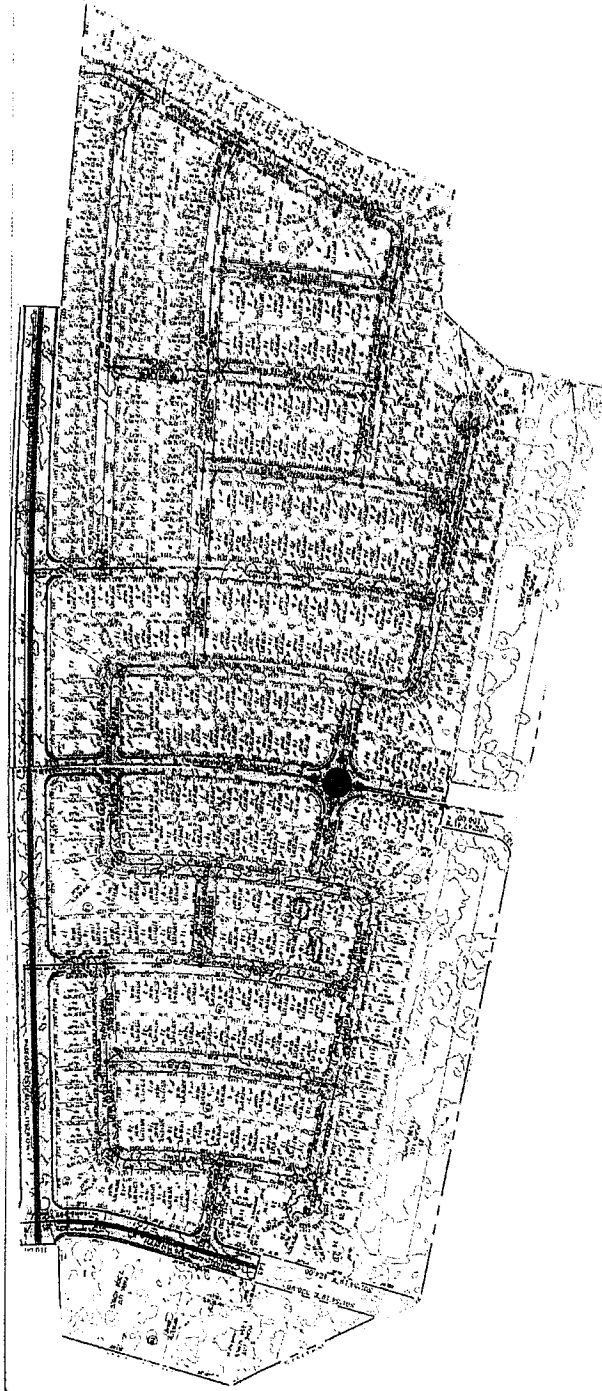


ATTACHMENT 2

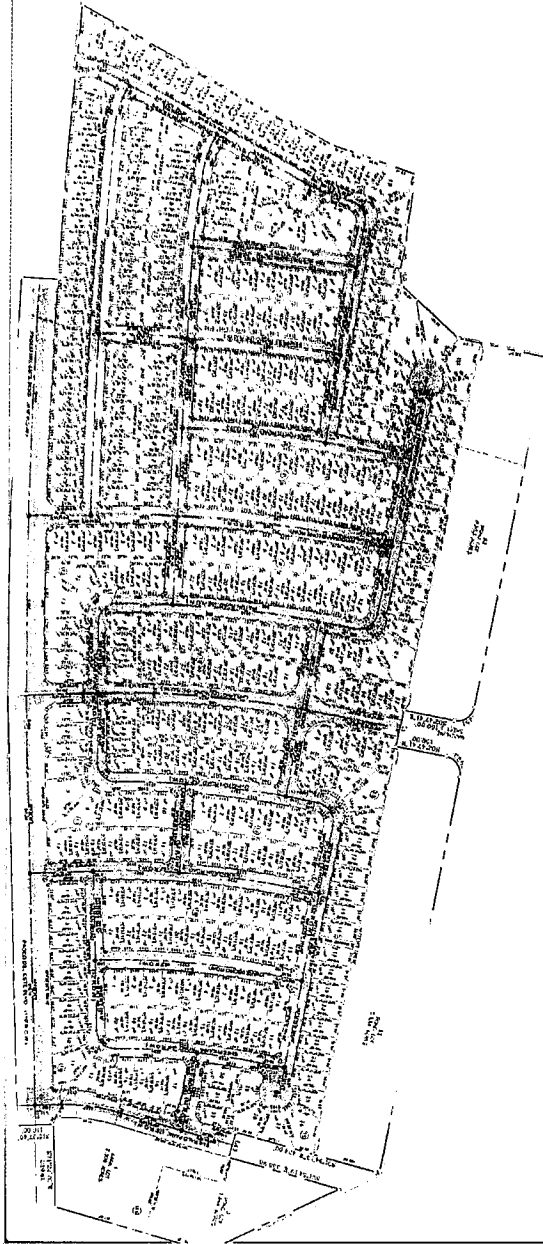
## Painted Sky at Mission Ridge



ATTACHMENT 3



ATTACHMENT 4





## ATTACHMENT 5

csa design group, inc.

1645 Northwestern Dr. Ste. C  
El Paso, Texas 79902



www.csaengineers.com

tel 915.877.4155  
fax 915.877.4354

April 29, 2014

Mr. Alejandro Palma  
Planner  
City of El Paso  
233 S. Campbell Street, 3<sup>rd</sup> Floor  
El Paso, TX 79901

Reference: **Street Cross-Section Modification Request**  
*Painted Sky at Mission Ridge*

Dear Mr. Palma:

On behalf of Cimarron Hunt Communities, GP, LLC, we present this letter requesting a modification of the major & minor arterial street cross-section / right-of-way (ROW). The following requests have been granted by the County of El Paso as per the Legal Notice published January 13<sup>th</sup> 18<sup>th</sup>:

- A modification of 76-foot minor arterial right-of-way (R.O.W) to allow a 15-foot parkway and 7-foot sidewalk width abutting the proposed park only. The parkway width will transition back to a 5-foot parkway and 5-foot sidewalk passed the park.
- A modification of the 110-foot major arterial R.O.W to reduce median width from 24-feet to 14-feet in order to allow a 10-foot hike/bike trail on both sides of the roadway.
- A reduction of the minimum local residential R.O.W. from 60-feet to 52-feet, with 34-foot pavement width.
- A modification of median width on the 56-foot R.O.W for a residential collector with 14-foot wide driving lane and 8-foot wide raised median.
- A modification of median width on the minor arterial to allow for a raised median of 12-feet wide and provide (2) - 11-foot driving lanes.
- To construct one roundabout intersection with 120-foot R.O.W. within the subdivision.

Thank you for your assistance in this matter.

Sincerely,  
CSA DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read 'Adrian'.

Adrian I. Holguin-Olivares, E.I.T.  
Project Engineer

# ATTACHMENT 6



## CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: April 15, 2014

FILE NO. SUSU14-00034

SUBDIVISION NAME: Painted Sky at Mission Ridge

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of C. D. Stewart Survey No. 319 and Section No. 22, Block 79, Township 3, Texas & Pacific  
Railway Surveys, El Paso County, Texas containing 92.125 Acres ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	92.094	404	Office	N/A	N/A
Duplex	N/A	N/A	Street & Alley	25.168	1
Apartment	N/A	N/A	Ponding & Drainage	12.531	3
Mobile Home	N/A	N/A	Institutional	N/A	N/A
F.U.D.	N/A	N/A	Other (specify below)		
Park	2.349	1			
School	N/A	N/A			
Commercial	N/A	N/A	Total No. Sites		408
Industrial	N/A	N/A	Total (Gross) Acreage	92.125	

3. What is existing zoning of the above described property? \_\_\_\_\_ Proposed zoning? \_\_\_\_\_
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_
6. What type of drainage is proposed? (If applicable, list more than one)  
Underground storm sewer collection system with stormwater ponds to manage stormwater discharge from the development.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception. Street cross-section modification as noted per the variance request approved by the County Commissioners on January 27, 2014, documentation provided March 13, 2014 with submittal of Five Day Review application.
9. Remarks and/or explanation of special circumstances: See cover letter and response to Five Day Review comments
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X Allowed under previous subdivision ord.
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights Documentation submitted on March 13, 2014 with 5-Day Review submittal.

This proposed subdivision is a part of the Paseo Del Este (Mission Ridge) land study which has been an active development under the 1997 subdivision ordinance and as amended in 2002, with respect development within the area covered by MUDs 1 through 11. A letter reiterating this fact is submitted with the application.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record Hunt Mission Ridge, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418  
(Name & Address) (Zip) (Phone)
13. Developer Hunt Mission Ridge, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418  
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912 915-877-4155  
(Name & Address) (Zip) (Phone)

montiveros@csaengineers.com

Refer to Schedule C for  
current fee.  
App. fee \$2,213.28 for  
Plat Combination

OWNER SIGNATURE:

REPRESENTATIVE:

Hunt Mission Ridge, LLC  
C. J. Lopez President  
A. J. Lopez

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.